149.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	798,000 / 798,000
					USE VALUE:	798,000 / 798,000
					ASSESSED:	798,000 / 798,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
341		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHLEVKOV EVGENY
Owner 2:	MARTINEZ PAULA GUTIERREZ
Owner 3:	
Street 1:	341 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HEFFERNAN LEO P TRUSTEE & -
Owner 2:	HEFFERNAN DEBORAH A TRUSTEE -
Street 1:	341 GRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1532 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5018.000	341,600		456,400	798,000
Total Card	0.115	341,600		456,400	798,000
Total Parcel	0.115	341,600		456,400	798,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.89 /Parcel: 520.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98520

GIS Ref

GIS Ref

Insp Date 01/14/09

!11686!

PREVIOUS ASSESSMENT

Parcel ID 149.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	341,600	0	5,018.	456,400	798,000		Year end	12/23/2021
2021	101	FV	331,700	0	5,018.	456,400	788,100		Year End Roll	12/10/2020
2020	101	FV	331,700	0	5,018.	456,400	788,100	788,100	Year End Roll	12/18/2019
2019	101	FV	251,800	0	5,018.	427,900	679,700	679,700	Year End Roll	1/3/2019
2018	101	FV	251,800	0	5,018.	353,700	605,500	605,500	Year End Roll	12/20/2017
2017	101	FV	251,800	0	5,018.	325,200	577,000	577,000	Year End Roll	1/3/2017
2016	101	FV	251,800	0	5,018.	296,700	548,500	548,500	Year End	1/4/2016
2015	101	FV	237,900	0	5,018.	291,000	528,900	528,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:55:58

LAST REV

Date	Time
08/10/20	13:38:43
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11686

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEFFERNAN LEO P	70795-535		3/29/2018		805,000	No	No		
HEFFERNAN LEO &	61151-330		2/8/2013	Convenience	1	No	No		
	16180-414		5/1/1985		154,000	No	No		Y

USER DEFINED

Prior Id # 1:	98520
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2020	727	Wood Dec	8,050	C				
1/10/2012	30	Manual	3,821					air sealing & insu
4/14/1998	189	Manual	2,000					REROOF PORCH
5/28/1992	204		3,250					8X16 DECK/DEMO EX.

ACTIVITY INFORMATION

Date	Result	By	Name
1/14/2009	Meas/Inspect	372	PATRIOT
2/12/2000	Inspected	197	PATRIOT
11/23/1999	Measured	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5018		Sq. Ft.	Site		0	80.	1.14	9									456,433						456,400	

Total AC/HA:	0.11520	Total SF/SM:	5018	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,433	Spl Credit		Total:	456,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.33537853
Const Adj.:	0.98990101
Adj $ / SQ:	178.456
Other Features:	87500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419702
Depreciation:	78065
Depreciated Total:	341638

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

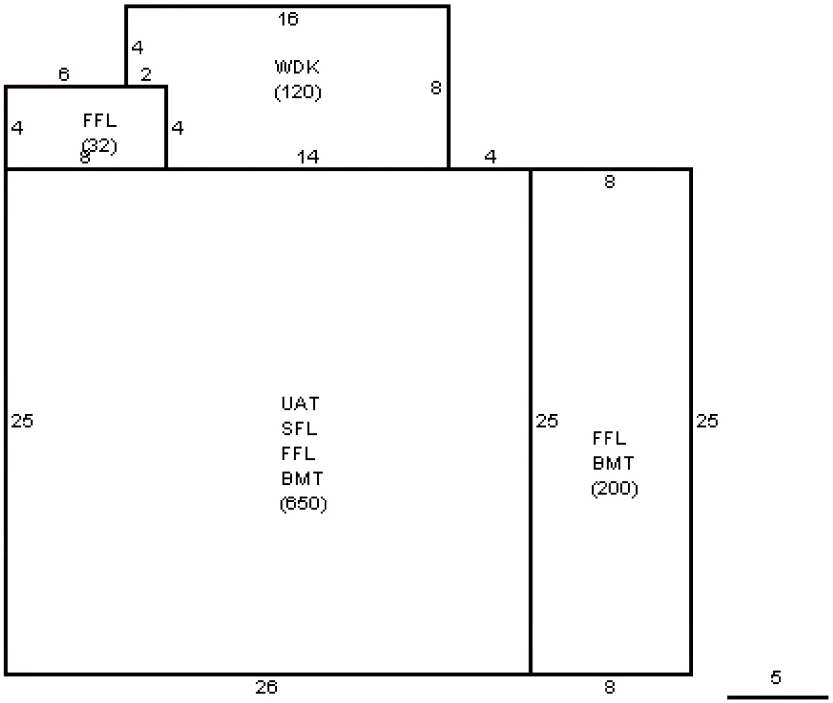
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.46
Special Features:	0	Val/Su Net:	128.18
Final Total:	341600	Val/Su SzAd	222.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	882	178.460	157,398
BMT	Basement	850	53.540	45,506
SFL	Second Floor	650	178.460	115,996
UAT	Upper Attic	163	71.380	11,600
WDK	Deck	120	14.190	1,703

Net Sketched Area:	2,665			Total:	332,203
Size Ad	1532	Gross Area	3152	FinArea	1532

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	